

AUTHORIZATION TO 1) APPROVE OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR WASHINGTON PARK, TAYLOR HOMES AND STATEWAY GARDENS REPLACEMENT HOUSING AT THE PRIVATE DEVELOPMENT KNOWN AS ROSENWALD; 2) AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO; AND 3) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING.

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners 1) approve the Tenant Selection Plan, lease, lease riders, and bylaws for Washington Park, Taylor Homes and Stateway Gardens replacement housing at the private development known as Rosenwald; 2) amend the CHA admissions and continued occupancy policy to incorporate such documents as an addendum thereto; and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Deputy Chief of Development, Planning and Reporting, Asset Management divisions and the Office of the General Counsel have completed all necessary due diligence to support the submission of this initiative and recommend approval of this item accordingly.

CORPORATE GOAL #1

The proposed development supports CHA's corporate goal to reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant, communities.

NO FUNDING or PROCUREMENT REQUIRED

BACKGROUND

The Michigan Boulevard Garden Apartments was built in 1929 by Julius Rosenwald, then president of Sears, Roebuck & Company, to provide decent, affordable workforce housing for African-American working families. The 454-unit apartment complex, commonly known as the "the Rosenwald," was almost exclusively rented by middle-class African-Americans and remained a successful building until the 1960s, when it fell into disrepair along with the overall neighborhood. The building has been shuttered since 1999.

The new Rosenwald mixed use development will return 239 quality housing opportunities, 120 Senior & 119 Family housing units and 78,700 SF of commercial space to the Bronzeville Community. **CHA will participate in 60 seniors units under the ACC program and 60 senior units under the PRA program.**

The Rosenwald transaction and funding was previously approved by the CHA's Board of Commissioner on November 19, 2013.

TENANT SELECTION PLAN

The proposed resolution is to 1) approve the Tenant Selection Plan, lease, lease riders, and bylaws for Washington Park, Taylor Homes and Stateway Gardens replacement housing at the private development known as Rosenwald; 2) amend the CHA admissions and continued occupancy policy to incorporate such documents as an addendum thereto; and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourage consistent community standards for the effect. The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The property specific requirements for the applicants contained in the attached Tenant Selection plan are based on the CHA's Minimum TSP (Board approved September 21, 2004)

The authorization of approval of the Tenant Selection Plan, lease, lease riders, bylaws and amendment to the CHA Admissions and Continued Occupancy Policy is required by HUD to facilitate the transaction closing. The public notice was published on March 20, 2014. The public comment period was from March 24, 2014 through April 23, 2014 and the public comment hearing that was held on April 8, 2014.

The Deputy Chief of Development concurs with the recommendation to; 1) approve the Tenant Selection Plan, lease, lease riders, and bylaws for Washington Park, Taylor Homes and Stateway Gardens replacement housing at the private development known as Rosenwald; 2) amend the CHA admissions and continued occupancy policy to incorporate such documents as an addendum thereto; and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Chief Executive Officer recommends; 1) approval of the Tenant Selection Plan, lease, lease riders, and bylaws for Washington Park, Taylor Homes and Stateway Gardens replacement housing at the private development known as Rosenwald and amendment to the CHA admissions; 2) continued occupancy policy to incorporate such documents as an addendum thereto; and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

RESOLUTION NO. 2014-CHA-51

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 14, 2014 entitled "Authorization for 1) approval of the Tenant Selection Plan, lease, lease riders, and bylaws for Washington Park, Taylor Homes and Stateway Gardens replacement housing at the private development known as Rosenwald; 2) amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto; and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves 1) the attached Tenant Selection Plan, lease, lease riders, and bylaws for Washington Park, Taylor Homes and Stateway Gardens replacement housing at the private development known as Rosenwald; 2) amend the CHA Admissions and Continued Occupancy policy to incorporate such documents as an addendum thereto; and 3) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

